



HOME BUYER PROGRAM “DREAM MAKER”



“WHERE DREAMS COME TRUE”

City of Savannah, Department of Housing
10 East Bay Street, Savannah, GA 31402
912-651-6926

Catherine Mitchell, Loan Specialist
Darrel Daise, CHSA, Inc.

www.savannahga.gov
Residents / Housing and Property / Housing Programs

REV 06'10



PROGRAM HIGHLIGHTS

The City of Savannah Department of Housing (DOH) offers three DREAM MAKER programs with different levels of assistance offering affordable loans for down payment assistance, closing costs, gap financing and other related expenses.

DREAM MAKER-1 CITY-WIDE

- Up to \$4,000 forgiven if you live in the house at least (5) years.
- Minimum of \$500 home buyer contribution toward home purchase. This may be in the form of cash, a non-repayable gift or grant.
- Outside of Dream Maker-2 and Dream Maker-3 areas.

DREAM MAKER-2 CDBG and SUCCESSION NEIGHBORHOODS

- Up to \$8,000 forgiven if you live in house at least (5) five years.
- Minimum of \$500 home buyer contribution.
- Inside CDBG target neighborhoods generally north of Victory Drive and Succession neighborhoods of: Edgemere/Sackville; Paradise Park/Oakhurst; Largo Woods; Wilshire Estates/Savannah Mall and Windsor Forest.

DREAM MAKER -3 NEIGHBORHOOD REVITALIZATION AREAS

- Maximum loan amount – New Construction. Homes must be preapproved by the DOH for the DM3 program prior to Construction beginning.
 - ~ 1) DOH Targeted Revitalization Area.
Up to \$30,000 for a 1-story house and \$40,000 for a 2-story house.
 - ~ 2) CDBG Target Neighborhood..
Up to \$20,000 for a 1-story house.
- Maximum loan amount – All other Houses located in the DOH Targeted Revitalization Area up to \$12,000.
- Minimum of \$500 home buyer contribution
- Up to \$8,000 may be forgiven/(granted) if the homebuyer lives house for the required period, from 5 to 15 years.
- Revitalization Areas are Benjamin Van Clark; Cuyler/Brownville; Eastside; Feiler Park; Ogeecheeton; Savannah Gardens* (including portions of East Savannah & Twickenham); West Savannah and Waters Avenue Corridor (One Block East and West of Waters Avenue

FAQ'S-----FAQ'S-----FAQ'S

Who Qualifies?

Households with a combined gross income of 80% or less of the area median income for this area, as established by HUD, may qualify for participation. See the chart below. Acceptable credit and work histories will be required.

Household Size	1	2	3	4	5	6	7	8
Maximum Gross Income	\$33,050	\$37,750	\$42,500	\$47,200	\$51,000	\$54,750	\$58,550	\$62,300

Effective 06-26-2010

How much can I get?

Dream Maker funds can provide from \$1,000 to \$40,000 for down payment, closing costs and gap financing to qualified participants. Participants will be required to borrow as much as possible from their first mortgage lender before being approved for Dream Maker funds.

Can I rent out the house?

No. You must own and occupy the house. There are other requirements for duplexes.

Do I have to pay it back?

Depending upon the Dream Maker program you participate in, all or a portion of Dream Maker funds may be forgiven if you own and occupy the house for a period of at least 5 years up to 15 years. The Dream Maker 3 program generally requires repayment of the second mortgage.

Do I need any cash money?

Yes. You generally need to invest between \$500 and \$1,000 depending upon program and lender requirements.

What else do I need to do?

Buyers must take a home ownership course to make sure they understand the home buying process as well as the financial responsibility of home ownership. A list of eligible Partners is listed below.

Is there a property standard that homes must meet?

The house must meet HUD HQS standard prior to purchase. A DOH Construction Specialist must inspect the house and confirm that it meets these minimum standards.

If the Home is pre-existing we strongly encourage you to have a property inspection done by a certified home inspection company. This type of inspection will give you a very comprehensive report about the condition of the property. The cost for this type of inspection normally does not exceed \$300.

How do I apply for the Dream Maker Program?

Contact:

City of Savannah
Dept. of Housing
651-6926

Catherine Mitchell Ext. 1886

Community Housing Services
Agency, Inc. (CHSA)
651-2169

Darrel Daise

Call to schedule an appointment to determine if you meet basic eligibility requirements. CHSA assists the City of Savannah in administering this program for the Department of Housing (DOH). The DOH will make the final determination regarding your qualifications for participation in the Dream Maker program and the maximum level of funding it is willing to authorize through the Dream Maker program. If you are currently working with a lender or realtor please ask them to contact one of the individuals listed above.

PARTNERS - In Educating Future Home Buyers

The following organizations offer approved Home Ownership Classes

**Consumer Credit
Counseling
Services
7505 Waters Ave.
Park South Suite 11
691-2227**

**Economic Opportunity
(EOA)
618 West Anderson St.
Queen Parker Ext. 131
or
Mona Clark Ext. 144
238-2960**

**Neighborhood
Improvement
Association
NIA)
1816 Abercorn St
447-5577**

Application Instructions

“DREAM MAKER” HomeBuyer Assistance Program

- (1) Please complete the attached application and sign.
- Attach a copy of a Picture ID for the Applicant and Co-Applicant.
 - 2 recent check stubs of all applicants
 - Proof of other household income (i.e.: Child Support, SS, SSI, Retirement)
 - Tax Returns for two most recent years
 - Copy of Home Buyer’s Education Certificate – Date MUST be 2 years or less
 - Bank Statements (2 most recent months)

- (2) Return the completed application and other documents to either:

City of Savannah, Housing Department Catherine Mitchell 10 East Bay Street Savannah, GA 31401 912-651-6926	Community Housing Services Agency, Inc. Darrel Daise 6 East Bay Street Savannah, GA 31401 912-651-2169
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- (3) If any of the following conditions apply:

- You are under contract to purchase a home
- You have been approved by a lender
- You have met with a lender and are in the process of getting approved

Please submit copies of the following documents along with your application to expedite processing.

(* Indicates the documents that may be obtained from your Lender)

_____ *Residential Loan Application (Lenders Application)
_____ *Credit Report
_____ *Good Faith Estimate
_____ *Truth in Lending Disclosure
_____ *Verification of Employment
_____ *Verification of Deposit
_____ *Verification of Rents
_____ *Sales Contract, including Seller’s Property Disclosure Statement
_____ *Appraisal
_____ *Commitment Letter from Lender
_____ Verification of \$500 cash equity as Down Payment
_____ Copy of HUD-1 prior to closing
_____ Name of selected Closing Attorney _____
with _____

- (4) If none of the above conditions apply, please provide us with a copy of your credit report (if you have obtained one).

- (5) Terms and Conditions of your 1st Mortgage Loan:

- All Terms & Conditions must be approved by the Department of Housing
- Maximum Interest Rate cannot exceed the Regional internet Rate plus 3.0%.
- Must be a FIXED interest rate loan for the loan term
- Maximum term is 30 years
- Minimum term is 15 years
- Cannot have a Balloon Payment
- Maximum fees are 2% to 2.5% of the Loan amount
- Maximum Debt-To-Income Ratio cannot exceed 45%
- Maximum PITI-To-Income Ratio cannot exceed 33%

DREAM MAKER

HOME BUYER ASSISTANCE APPLICATION

City of Savannah, Department of Housing, 10 East Bay Street, Savannah, GA 31402
(912) 651-6926 / Fax (912) 651-6853



1. **Borrower Name(s)**

_____	_____	\$ _____
Name	Social Security Number	Income/Benefit
_____	_____	\$ _____
Name	Social Security Number	Income/Benefit

2. **Current Address:** _____

Phone Number: / _____ / _____ / _____
Home Work Cell

3. **Additional Occupants of House to be Purchased** (List All person that will be Living in the House)

<u>Name</u>	<u>Relationship</u>	<u>Age</u>	<u>Income/Benefit</u>
_____			\$ _____
_____			\$ _____
_____			\$ _____
_____			\$ _____
_____			\$ _____
_____			\$ _____

4. **Authorization & Certification**

The undersigned Dream Maker Program applicant(s) authorize the City of Savannah, Department of Housing (DOH), to verify all information reported above and on the DOH and/or bank loan application. This includes permitting his/her/their bank to provide the DOH with copies of information obtained by the bank and reported to it by the applicant(s). The applicant(s) also authorize the DOH to obtain his/her/their credit report(s) as part of this application process. The applicant(s) agree to provide the DOH with information it requests in a timely manner. The undersigned also understands that completing this application process should not be construed as being approved for Dream Maker Program assistance. The undersigned Dream Maker Program applicant(s) certify that all information reported above and on the DOH and/or bank loan application is true and accurate. This application is an attachment to the Uniform Residential Loan Application provided by the lender.

I hereby certify that I am: (ALL SIGNERS MUST INITIAL ONE OF THE FOLLOWING)

_____ a US Citizen or _____ a legal alien _____ a US Citizen or _____ a legal alien

Applicants Signature

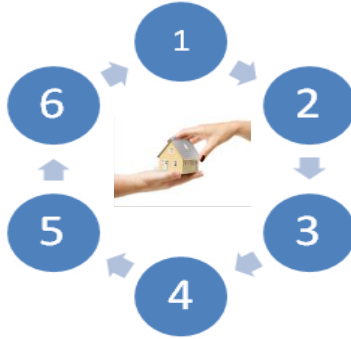
Applicant Signature

Date

Date

HAVE YOU INDICATED ALL INCOME ON THE APPLICATION???

"DREAM MAKER"



- ❖ **1. PICK UP, COMPLETE & SUBMIT YOUR DREAM MAKER APPLICATION**
(IDENTIFICATION AND PROOF OF ALL HOUSEHOLD INCOME IS REQUIRED)
- ❖ **2. SIGN UP FOR AN APPROVED HOME BUYER'S CLASS**
(SEE INSIDE BOOKLET FOR PARTNERS IN EDUCATION FUTURE HOMEBUYERS)
- ❖ **3. CHOOSE A FIRST MORTGAGE LENDER AND GET PRE-APPROVED**
- ❖ **4. FIND YOUR NEW HOME, HAVE AN INSPECTION DONE BY A "CERTIFIED HOME INSPECTOR"**
- ❖ **5. HAVE YOUR LENDER SUBMIT YOUR LOAN PACKAGE TO "DREAM MAKER"**
- ❖ **6. "DREAM MAKER" APPROVES YOUR LOAN, YOUR MORTGAGE IS CLOSED – AND YOU MOVE INTO YOUR NEW HOME**



Catherine Mitchell, Loan Specialist 651-6926

Darrel Daise, CHSA, Inc. 651-2169